



## , Cerrigydrudion, Corwen LL21 9SW £299,950

Monopoly Buy Sell Rent is pleased to present Bodlondeb, a versatile residential block comprising three self-contained flats, situated in the popular village of Cerrigydrudion. Offering excellent flexibility, the property represents an attractive opportunity for investors, multi-generational living, or purchasers seeking multi-unit accommodation in a well-connected village setting. Externally, the property benefits from a shared garden with a lawn and decked seating area, along with a large tarmacked parking area providing ample off-road parking for the residents of each flat. Internally, the accommodation is arranged over both ground and first floor levels, offering a practical and varied layout with a selection of double bedrooms, spacious reception rooms, and functional kitchens and bathrooms across all three units.

- Three Self-Contained Flats within One Property
- Large Shared Tarmacked Parking Area
- Mixture of One, Two & Three-Bedroom Flats
- Useful Storage Throughout
- Excellent Potential for Investment Income
- Shared Lawned Garden with Decked Seating
- Spacious Living Areas with Pleasant Outlooks
- Council Tax Band A; Freehold Property



## Flat 1

Ground Floor Three-Bedroom Flat.

A generously proportioned ground floor flat offering three bedrooms and well-balanced living accommodation, ideal for families or those seeking flexible space.

## Kitchen

Fitted with cream units complemented by dark worktops, the kitchen features wood-effect lino flooring, tiled splashbacks, spotlighting, space for an electric cooker with extractor hood above, plumbing for a washing machine and room for a tall fridge freezer. A window and external door open to the rear, while an internal door leads directly into the living room.

## Living Room

A spacious principal reception room with tiled flooring and ample room for both lounge and dining areas. A deep front-facing window with sill draws in natural light, while the fireplace with tiled surround forms an attractive focal point. A built-in cupboard houses the air/ground source heating and solar power controls, and a door leads through to the hallway.

## Hallway

An L-shaped inner hallway with fitted carpet, radiator and UPVC front door, giving access to all bedrooms and the bathroom.

## Bedroom 1

A comfortable double bedroom with carpeted floor, space for wardrobes, a front-facing UPVC window with deep sill and radiator.

## Bedroom 2

A good-sized double bedroom enjoying a front-facing window with deep sill, space for wardrobes and radiator.

## Bedroom 3

A further double bedroom with carpeted floor, side window and radiator. Currently being used as a storage space.

## Bathroom

The bathroom comprises a corner shower enclosure with electric shower, pedestal wash hand basin, and low-level WC. A wall-mounted mirrored cabinet above the sink provides storage, with additional shelving and a slim freestanding storage unit. The walls are finished in light décor with tiled splashbacks around the sink area, and the room includes ceiling lighting and ventilation.



## Dressing / Storage Area

A practical ancillary space with tiled floor, full wall storage cupboard, radiator and direct access to the bathroom.

## Flat 2

First Floor Flat

Positioned on the first floor, this flat enjoys elevated front-facing outlooks and a practical layout suited to owner-occupiers or tenants alike.

## Entrance Area

Accessed via steps rising to the flat, with a useful cloaks area on entry.

## Lounge

A welcoming reception room with fitted carpet, a front-facing UPVC window enjoying attractive views, an additional window bringing in further natural light, and an open fireplace with tiled surround.

## Kitchen

Fitted with lino flooring, tiled splashbacks and strip lighting, the kitchen provides an electric oven, space for a tall fridge freezer, plumbing for a washing machine and a front-facing window with pleasant views.

## Bedroom 1

A double bedroom with fitted carpet, space for a wardrobe, radiator, and front-facing window enjoying open views.

## Bedroom 2

A further double bedroom with carpeted floor, radiator, front-facing window with views, and housing for the solar control box.

## Bathroom

Fitted with a bath having an electric shower over, pedestal wash hand basin and WC. The room also benefits from an airing cupboard with air source heating, a privacy window to the rear, tiled splashback areas, a tall radiator and a vinyl tiled-effect floor.

## Flat 3

Additional Self-Contained Flat

A further self-contained flat offering compact and manageable accommodation, ideal as an additional rental unit.



## Entrance Hall

A central entrance hall with fitted carpet, radiator and doors leading to all rooms.

## Bathroom

Fitted with WC, wash hand basin and bath with electric shower over. The room also includes tiled splashback areas and a privacy window.

## Living Room

The living room is a comfortable and well-proportioned space with a large front-facing window providing natural light. The room offers space for seating and a coffee table, with carpeted flooring and neutral décor. An opening leads through to a small additional seating or study area with wall shelving and a radiator.

## Kitchen

Fitted with cream units, vinyl flooring, stainless steel sink and tiled splashbacks. There is space for an electric cooker and washing machine, a radiator, a rear-facing window, and a door leading to the rear porch.

## Bedroom

A double bedroom with carpeted floor, space for wardrobes, rear-facing window and radiator.

## Rear Porch

A useful additional space with corrugated roof, vinyl floor, and glazed windows and doors.

## Outside

Bodlondeb enjoys communal outdoor space designed for practicality and day-to-day enjoyment. The shared garden includes a lawned section together with a decked area, creating an attractive setting for outdoor seating. A particularly valuable feature is the expansive tarmacked parking area, laid out to provide parking spaces for each flat.

## Disclaimer

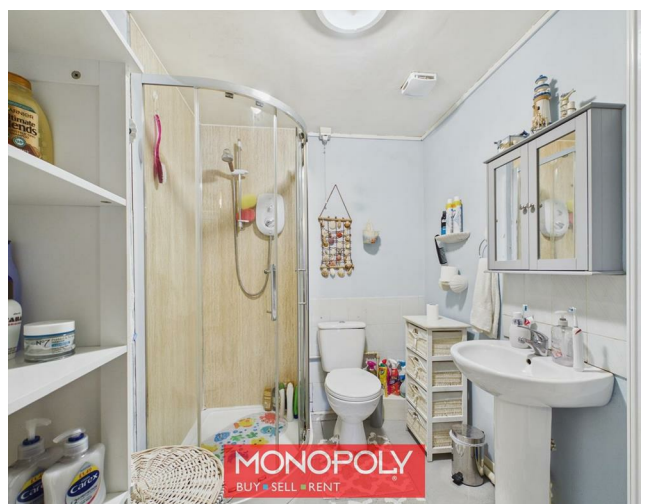
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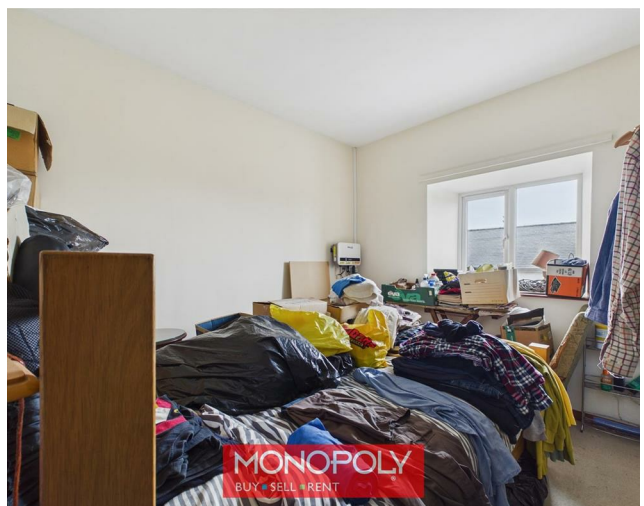
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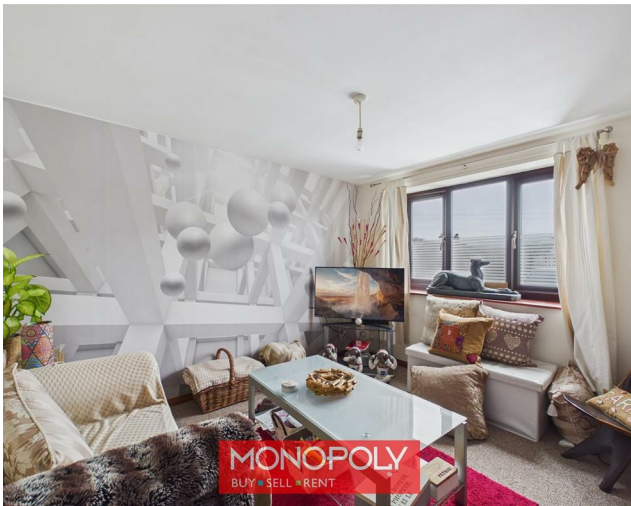


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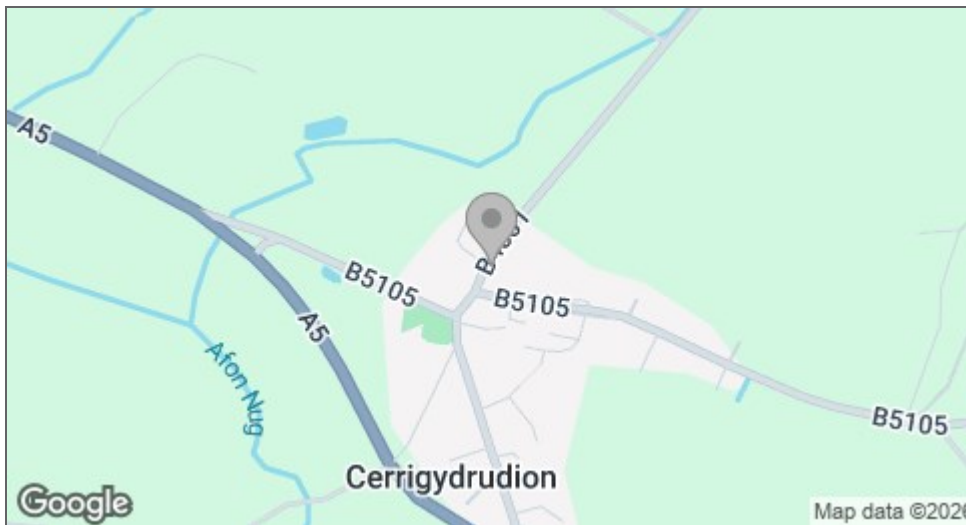












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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